

## QUESTIONS RECEIVED ON DACA65-02-R-0030

1. Section 5-4.3 of SOW indicates that repair and patching of kitchen roof is required. Is there a drawing to show how much? *Answer: A detailed roof survey was not conducted for the solicitation and will be a responsibility of the successful offeror in determining the scope of roof repairs in this area.*

2. Are there LD's on this? *Answer: Yes, see section 00800, FAR 52.211-11*

3. Should we indicate a delay between the completion of the first building and the start of the second? Can the post provide the 2<sup>nd</sup> building the day after the complete of the first one? *Answer: Should be one-month transition between buildings.*

4. Is this a best value or a technically acceptable low offer solicitation? *Answer: technically acceptable low offer*

5. Chap. #2, SOW-3, para. 2-1.7 states room finishes are indicated in the finish schedule and the finish schedule shows multiple wall finishes in various rooms. However, Chap. 5, SOW-20, indicates textured wall finish shall be STO product (sand textured finish) on all CMU walls (new and existing). Please clarify. *Answer: Finish schedule will be revised, see amendment.*

6. Chap. 10, SOW-40, para. 10-4.2 states that rooftop air handlers are not allowed. However, Chap. 10, SOW-44, para. 10-11.2.1 refers to a rooftop kitchen hood makeup air system with roof curb. Please clarify. *Answer: Roof top mark-up air handler to replace existing. All others to be located in mechanical room.*

7. Chap. 10, SOW-38, para. 10-3.2 states that all outside air intakes are to be 10 feet above grade. We cannot do this as the buildings first floor is only 10 feet high. Please clarify. *Answer: Outside air intakes for first floor air handlers must be located on upper floors or roof and ducted down to maintain 10-foot elevation above grade.*

8. On the plans for Bldgs. 1001 & 1002, General Demolition note #2 requires that “*all exist HM door frames shall be removed and replaced at fire-rated openings.*” Demolition note 36 requires that you “*remove door and door hardware complete. Existing door frame to remain.*” This note is also present on demo plans sheet for each floor with conflicting demolition note. There is no door schedule or hardware schedule that designates which openings are fire rated, but are we to assume that all corridor doors are to be 20 minute rated as we did in our work at Bldg. 1004. If this is the case, then we have a conflict between the demolition notes as stated above. ***Are we to quote the cost of new frames at all corridor doors?*** *Answer: Yes*

9. Specification page SOW-15 paragraph concerning Fire-rated and Smoke Control Doors and Frames requires that doors “*Comply with positive pressure testing requirements of UBC.*” Positive pressure testing is not normally required in this area and was not provided in Bldg. 1004. Compliance requires the addition of intumescent seals

which can be either Category A (concealed in the edges of the door) or Category B (surface applied to the rabbet of the door frame). Either method will significantly increase the cost of doors. ***Are we to quote doors that comply with positive pressure testing requirements of UBC?*** ***Answer: Yes***

10. Specification page SOW-15 paragraph concerning wood doors requires that “ *doors shall be constructed to provide Sound transmission rating of 35 or the STC rating of wall indicated when tested in accordance with ASTM E 90.*” There is no door schedule or hardware schedule that designates which openings are sound rated. We did not provide any sound rated doors at Bldg. 1004. Compliance with this specification will significantly increase the cost of the doors. ***Are we to quote doors that are constructed to provide a STC rating of 35 or better and if so, please indicate at which openings?*** ***Answer: Yes***

11. Specification page SOW-18, at the top of the page, item # 4 specifies *Vision panel – Mess Hall (Bldg. 1001), Lounges and Break Rooms.* ***Are we to quote vision panels for any other doors?*** ***Answer: No***

12. Design goal requires new windows to meet Force Protection Standards (SOW-11). SOW 15 further defines requirements for aluminum windows meeting force protection but ends with the comment, “if needed”. They are most certainly available, generally as fixed, fixed over project or projected. We have enclosed a recent amendment on a DOD job that clarified requirements for force protection. Please provide clarification as to what is to be provided on your project. I have looked at the site and would recommend a fixed over project window anchored to or thru the existing steel frame. The substrate to which we anchor is unknown as is its ability to carry the imposed loads.

13. Drawing D01 demolition note 7. Reference drawings note to “remove existing windows to include glass pane, hardware and window frames”. Note on drawing states “existing steel frame window to remain typ.”. Please clarify the two notes. ***Answer: Cell windows shall be operable units meeting requirements for egress and minimum force protection construction standards. Certification and testing results shall be required for proposed window units.***

14. It is requested an additional ten (10) days for the Ft. Eustis Barracks so we may provide you with our best price proposal we can. If you would be so kind as to consider this I would be very grateful. ***Answer: See amendment no. 0002, postponed to September 19, 2002 at 11:00 am.***

15. ADA required for first floor sleeping quarters in building 1001 and 1002 will change the functionality as per chapter 2,2-1.6. Is this the intent for the first floor? ***Answer:No. Provisions for Disable have not been provided for.***

16. Chapter 9,9-8. How many cable outlet jacks and data jacks and what locations? ***Answer: Outlet locations to be determined by User.***

17. Chapter 5, 5-1.2 calls for metal doors with force protection. Is this all new exterior doors or just what's shown on furnished drawing? *Answer: All exterior doors shall have force protection.*

18. Is laptop needed for controls as per Chapter 10, 10-9? *Answer: No, delete laptop requirement, see amendment.*

19. Chapter 4,8.2, Is there a site plan showing water and sewage? *Answer: Obtain drawings from the installation.*

20. There are all difference grades of Antiterrorism/Force Protection Windows for Building criteria. What is needed for 1001 & 1002? *Answer: Meet guidelines dated 8 April 2002.*

21. Is Geotechnical engineer report needed as per Chapter 4 on slab settlement or for the installation of the footing for the canopy? *Answer: Yes*

22. Chapter 9, 3.2 reads to run conduit concealed where possible existing walls are CMU 4" in hallway. Can conduit be surface mounted in wire mold? *Answer: Surface mounted wire mold will not withstand physical abuse.*

23. Does fresh air and exhaust system need to meet antiterrorism/force protection? *Answer: Yes, fresh air intakes must be at least 10 ft above ground.*

24. Chapter 5-4.4 Is contractor to assume the worst on asbestos and lead at bid or have test been done before? *Answer: No test reports available. Contractor is to investigate.*

25. Chapter 5-5.5 Fire extinguisher cabinets. Can cabinets be surface mounted due to existing CMU walls and fire rated walls? *Answer: Provide Lon profile cabinets surface mounts.*

26. Drawings call to demo door and frame 123A at 1001 & 1002 new work shows no door going back, is this correct? *Answer: New doors shall be provided.*

27. Drawing calls for existing window frames to remain and note 7 reads to demo frames and hardware, which is correct? *Answer: Window frames to be removed.*

28. If an analysis raises the point that the capacity of the sewer or water line are not of sufficient size will the new installation be a change condition or expected to be in the bid price. Need site plan of existing systems. *Answer: Change in sewer/water capacity is not anticipated.*

29. An inconsistency exists in the finish schedule regarding the floor finish on the second floor sleeping quarters. On previous buildings only vct was used and in bldg 1004 no border of a different color was used even though you have three colors selected. Your

finished schedule calls for carpet in the sleeping quarters. *Answer: VCT will be used in sleeping rooms finish schedule to be revised, see amendment.*

30. Due to the settlement of the buildings all the metal doorjambs are not square and level. Replacement of the jambs would be required in order to fit a fire rated door. Would this be an unforeseen condition since a complete survey and determination cannot be performed prior to the bid. *Answer: All frames shall be replaced in rated walls.*

31. The time frame for this contract states 540 days. Our experience on one of these building involved all of 9 months (270 days) prior to additional work requests. The time noted on the solicitation does not specify or give enough time for the design and review process. At least 2 or 3 months will probable to require to assure that a proper design quality control is performed. *Answer: 2 months design; 9 months per building with one month between.*

32. Drawing E1 note 1. Site plan for building 1001 indicates referenced not applies. Note indicates it is for building 1002. Please clarify. *Answer: Correct note to refer to Building 1001.*

33. Drawing D01 demolition note 7. Referenced drawings note to “remove existing windows to include glass pane, hardware and window frames”. Note on drawings states “existing steel frame window to remain typ”. Please clarify the two notes. *Answer: See amendment*